



Kendal

£275,000

502 Sand Aire House
Stramongate
Kendal
Cumbria
LA9 4UA

This splendid well planned fifth floor, two bedroom duplex penthouse boasts a splendid private roof terrace that enjoys panoramic views over the town taking in the river Kent, Kendal Castle and the distant Lakeland fells. Located within easy walking of the town centre and all its amenities and with private secure parking included together with first class accommodation this really is an ideal home for an individual or couple for permanent or leisure use.

The modern contemporary living space is laid out over two floors with views from all rooms. The master bedroom has a dressing area and ensuite bathroom, and there is a good second double bedroom and shower room. Stairs lead up to a light and airy open plan room with full height windows and double doors to the terrace and the raised dining area opens to the excellent fitted and equipped kitchen. An early appointment to view is recommended.

Property Ref: K6104





Living room

Description: This excellent two bedroom duplex penthouse apartment is located within easy walking of the town centre and takes full advantage of the simply outstanding views over the town across the river Kent with its weir and salmon jump, to Gooseholme, Kendal castle and the surrounding Lakeland fells, as far as the eye can see. The apartment has been finished to a high standard and specification with all rooms enjoying open views. At the entrance level is a large hallway with space for a desk, a shower room and a master bedroom with dressing area and en-suite bathroom, and the second double bedroom has two windows with an aspect to Kendal castle. Stairs lead up to an open plan style living room with full height windows and double doors onto the roof terrace, a raised dining area over looks the living room and the kitchen is well fitted and equipped and a useful utility room completes the picture. Owned from new by the vendors, and with no upward chain and early possession available this immaculate apartment should be on your to view list.

Location: Situated by the River Kent, Sand Aire House was converted by Crosby Homes into a range of exclusive apartments and penthouses. The location is within easy walking of the town centre with its shops, restaurants and pubs and the railway station and bus station are both an easy level walk away.

The town centre boasts a library, supermarkets, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events 'The Brewery Arts Centre' is at the hub of Kendal's arts scene.

Accommodation with approximate dimensions:

Entry Level

Private Entrance Hall a most spacious hall with attractive Maple laminate flooring and staircase to upper level. Airing cupboard housing the hot water cylinder, electric panel heater and downlights.

Master Bedroom 18' 2" x 16' 8 max" (5.54m x 5.08m) with floor to ceiling double glazed windows enjoying an excellent outlook over the river Kent across to Kendal Castle and the distant fells. TV aerial point and electric panel heater.

Dressing Area 7' 11" x 4' 9" (2.41m x 1.45m) with range of built-in wardrobes.

En Suite Bathroom a three piece suite comprising; double ended bath with central tap, wall hung wash hand basin and WC. Complementary part tiled walls and chrome towel radiator, shaver point, large wall mirror, down lights and extractor fan.

Bedroom 2 11' 9" x 10' 8" (3.58m x 3.25m) a good double with two double glazed windows and aspect across to Kendal castle. Electric panel heater.

Shower Room a three piece suite comprising; tiled shower cubicle, wash hand basin and WC. Chrome towel radiator, shaver point and down lights. Attractive part tiled walls with inset mirror and complementary tiled floor.



Dining area and fitted kitchen

Upper Level

Splendid Open Plan Living/Dining/Kitchen 17' 7" x 10' 6" (5.36m x 3.2m) a light and airy room with full height double glazed windows, enjoying simply stunning views over the river Kent and the town as far as the eye can see. Double doors open to a large timber decked roof terrace with outside light. Attractive Maple laminate flooring, down lights, telephone entry system, TV aerial point and two panel heaters. Steps up to Dining Area 12' 6" x 7' 3" (3.81m x 2.21m) with roof light and glass balustrade overlooking the living room. The Kitchen Area 13' 2" x 9' 8" (4.01m x 2.95m) is fitted with an attractive range of Siematic wall and base units with complementary work surfaces with inset stainless steel bowl and half sink with waste disposal. A range of kitchen appliances include a built in Neff electric oven/grill and microwave, induction hob with stainless steel cooker hood over, John Lewis dishwasher, and Amana American style fridge freezer, Miele coffee machine and warming drawer. Walk-in utility cupboard with plumbing for washing machine, base unit with worktop. Fire door to landing.

Outside: Private parking space in car park with remote control entry.

Services: Main electric, mains water, mains drainage.

Council Tax: South Lakeland District Council - Band F

Tenure: Held on the balance of a 999 year lease.

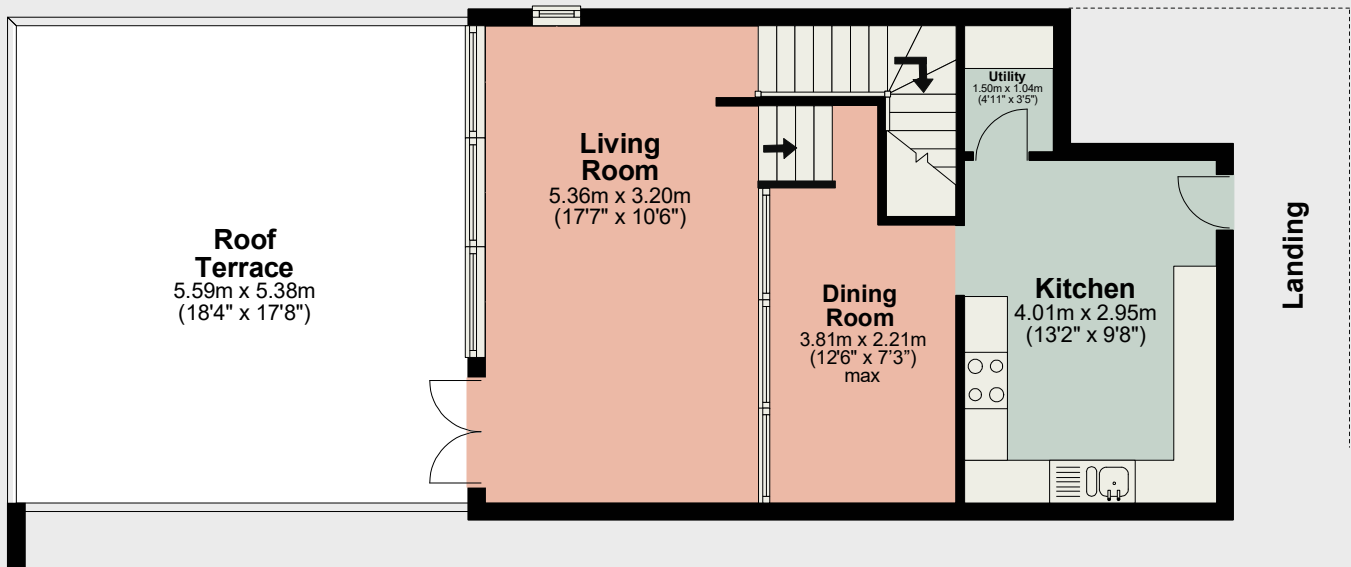
Service Charge for 2019 is £3402.04, payable in quarterly instalments of £850.51 - Covers buildings insurance, communal lighting, caretaker, lift maintenance and all general maintenance.

Ground Rent - £137.38 payable per annum.

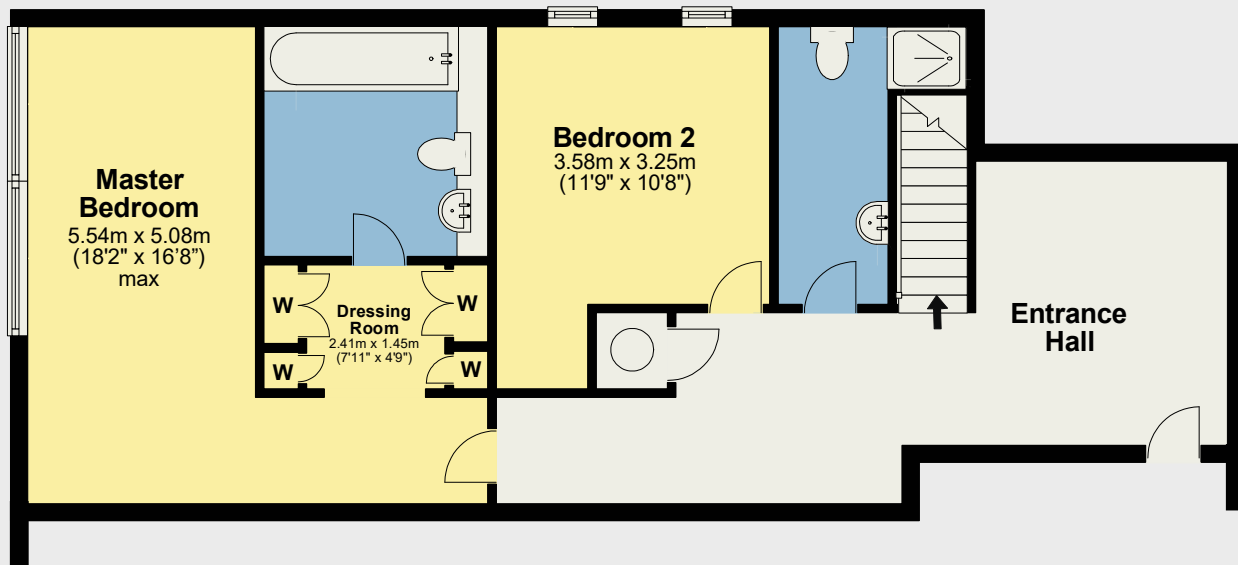
Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

First Floor



Ground Floor



Total area: approx. 139.1 sq. metres (1497.1 sq. feet)

For illustrative purposes only. Not to scale. REF: K6104

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